

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MARCH 18, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Brent Marshall
Jewel Allen
Jeff Hutchins
Darrin Rowberry
Scott Stice
Krista Sparks

Appointed Officers and Employees Present:

Christine Webb, City Recorder
Jacob Enslen, Police Department
James Waltz, Public Works
Brett Coombs, City Attorney

Citizens and Guests Present:

Travis Taylor

Mayor Marshall asked Councilwoman Allen to lead the Pledge of Allegiance.

AGENDA:

1. Public Comments.

No comments were offered.

2. Public Comments on a proposed splash pad at Hollywood Park pending approval of grant funding.

One of the online attenders asked if the water at the splash pad is City water and if it is recycled. Mayor Marshall answered that it is City water and no, it will not be recycled water.

One comment was received by email from Kira Jorgensen. Mayor Marshall read it:

“I think a splash pad is a wonderful idea. Super nice for kids to be able to cool off on hot summer days without the worry of drowning etc. We would love a splash pad!!!

Thanks for your time!

Kira Jorgensen”

No further comments were offered.

3. Summary Action Items.

- a. Approval of Minutes from the March 4, 2020 City Council Regular Meeting.
- b. Approval of Bills for the amount of \$142,545.00.

Councilman Stice inquired about the fire school and if we had a set number of people attending. Mayor Marshall answered that they usually take ten to fifteen (10 – 15) people. Councilman Stice commented that it looked like they took five (5). Mayor Marshall replied that he thought there were about thirteen (13) and some of them had their reimbursement on the bills for mileage. Councilman Stice requested the travel expenses for the Fire Department be removed until the Fire Chief talks to the Council about them.

Motion: Councilman Stice made a motion to approve the summary action items with removal of the travel expenses for the Fire Fighters.

Second: Councilman Hutchins seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, abstained, Councilman Hutchins, “Aye”, and Councilman Stice, “Aye”. The motion carried.

4. Consideration of Ordinance 2020-05 amending the official zoning map of Grantsville City, Utah to rezone 15.577 acres for Ken Hale located at approximately 400 East Nygreen Street to go from an RR-1 zone to an R-1-21 zone.

Ken Hale was present. Councilman Stice commented on the memo from the Planning Commission Meeting. He pointed out there is a farm next to the property of the rezone and people who may build a house in this area should be aware of that. Mr. Hale stated that he would hope so, but that some people don’t. He added that with some people it doesn’t matter what you tell them, they may come and complain about it. Councilman Stice stated that when lots are being sold, they need to tell people that there is a farm next door. Mr. Hale remarked that Mrs. Ruby was worried about privacy and people having access to her animals. He said the Rubys have been wonderful neighbors to his son and family. He stated that if the subdivision does get approval and he moves forward with the development, he is going to put a six-foot privacy fence along the Ruby’s property.

Motion: Councilwoman Sparks made a motion to table Ordinance 2020-05 amending the official zoning map of Grantsville City, Utah to rezone 15.577 acres for Ken Hale located at approximately 400 East Nygreen Street to go from an RR-1 zone to an R-1-21 zone.

Second: Councilman Hutchins seconded the motion.

Discussion: Councilwoman Allen stated that she thought it was great that Mr. Hale was willing to work with them on the fence.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

5. Consideration of Ordinance 2020-02 amending the official zoning map of Grantsville City, Utah to rezone 400 acres located off Sheep Lane and North of the UMC for RGIV, LLC to go from a CG zone to an MG zone.

Councilman Stice stated the Council had talked about this a lot.

Motion: Councilman Stice made a motion to approve of Ordinance 2020-02 amending the official zoning map of Grantsville City, Utah to rezone 400 acres located off of Sheep Lane and North of the UMC for RGIV, LLC to go from a CG zone to an MG zone.

Second: Councilwoman Sparks seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

6. Consideration of Resolution 2020-12 approving the development agreement for the Hawthorne Estates Subdivision.

Paul Linford was present. He reported they have read the development agreement and they are fine with it. Mr. Coombs stated he had numbers to add for the blank spaces. The contractor paid \$315,000 for the property. At ten percent (10%) \$31,500 is the fee in lieu of open space. Mr. Linford confirmed that he was fine with that fee.

Motion: Councilman Stice made a motion to approve Resolution 2020-12 approving the development agreement for the Hawthorne Estates Subdivision.

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

7. Consideration of Resolution 2020-13 approving a final plat for Parkview Ventures, LLC on the Hawthorne Estates Subdivision located at approximately 850 West Main for the creation of twenty (20) lots in the R-1-8 zone.

Motion: Councilman Stice made a motion to approve Resolution 2020-13 approving a final plat for Parkview Ventures, LLC on the Hawthorne Estates Subdivision located at approximately 850 West Main for the creation of twenty (20) lots in the R-1-8 zone.

Second: Councilman Hutchins seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

8. Consideration of Resolution 2020-15 approving the P.U.D. for Northstar Ranch and Travis Taylor located on the Mormon Trail south of Durfee Street in the R-1-21 zone.

Travis Taylor was present. He provided new drawings that were drawn up after the work meeting held on March 17th. He explained area number one was not included the night before and now it has been included. Mr. Taylor stated the total number of acres included is 1,229.57, which reflects the amount of property they have now. The new drawing shows the number of units as two per acre, which gives a total of 2459 units.

Mr. Taylor explained that the lot layout was updated to show the change from ninety-eight (98) lots to ninety-four (94) lots. A third-acre lot is 14,520 square feet and the smallest lot proposed is just a little more at 14, 525 square feet. The average lot size is 15,724 square feet. The open space is about eleven or twelve (11 or 12) acres. Mr. Taylor shared a drawing of Phase 4.

Councilman Stice asked Mr. Taylor if he took ten (10) acres he was developing, how much of the property would be roads and how much would be houses? Mr. Taylor answered a ballpark figure would be between fifteen and seventeen percent (15 – 17%). Councilwoman Sparks felt the drawings addressed what was discussed at the work meeting.

Councilwoman Allen asked Mr. Taylor to address the maintenance of the open space. Mr. Taylor answered all that is planned right now is HOA managed. Councilwoman Allen what kind of surface the open space will have. Mr. Taylor answered that it will be native, but that Mayor Marshall has requested that they sculpt it to make it easier to cut the brush down. Mayor Marshall explained he wanted something with reasonable slopes to allow a tractor in to mow down the brush for fire control.

Mr. Taylor has allowed for flexibility in the landscaping. They have required for the xeriscaping that fifty percent (50%) be covered once the plants are mature. That can be the drip line of a tree or shrubs, but they’ve allowed xeriscape quite a bit. They are encouraging drip irrigation in those areas as much as possible. He anticipates that over time, he will get a better feel for how much water is actually used along with the sewer.

Mr. Coombs confirmed they are well within the guidelines of the P.U.D.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-15 approving the P.U.D. for Northstar Ranch, Phases 4, 5, and 6 in the R-1-21 zone.

Second: Councilwoman Sparks seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

9. Consideration of Resolution 2020-14 approving a concept plan amendment for Travis Taylor on the Northstar Ranch Subdivision located on the Mormon Trail south of Durfee Street to allow clustering of ninety-eight (98) smaller lots and open space in the R-1-21 zone.

Mayor Marshall clarified that the proposed ninety-eight (98) lots was changed to ninety-four (94) lots. Councilman Stice stated they talked about this quite a bit and he thought one-third acre lots are reasonable. He added that a half-acre lot may be more than some people want. He realized that there were neighbors that wished the whole area was half-acre lots.

Motion: Councilman Stice made a motion to approve Resolution 2020-14 approving a concept plan amendment for Travis Taylor on the Northstar Ranch Subdivision located on the Mormon Trail south of Durfee Street to allow clustering of ninety-four (94) smaller lots and open space in the R-1-21 zone.

Second: Councilwoman Allen seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

Mr. Taylor asked how we memorialize the master plan map. Mr. Coombs answered it may be best to have the City Council adopt a resolution for the master plan. There was a question about whether this was a master plan or a concept plan. The Council and Mr. Coombs discussed the best vehicle moving forward.

10. Consideration of Resolution 2020-19 to grant a conservation easement to encumber the Hollywood Park open space property to regulate and preserve the property.

Mayor Marshall explained this is being done so that we can apply for this grant. One of the requirements is to show that the property is encumbered as a park and cannot be changed.

Councilman Stice recalled a discussion that once a park is established as a City park, it cannot be anything else. Mayor Marshall stated that is what this resolution does. Councilwoman Allen inquired if we have gone through the same process to other parks. Councilman Stice asked if we should do so for the other parks. Mayor Marshall answered that it may not hurt. Mr. Waltz pointed out that all electrical lines at the Old Lincoln Park would have to be moved underground to encumber it as a park.

One of the online participants asked if Hollywood Park would be maintained better as far as the grass was concerned. Mayor Marshall explained that he could not take public comments at this time in the meeting. He assured the man that we will do our best to make the park the best that it can be.

Motion: Councilwoman Sparks made a motion to approve Resolution 2020-19 to grant a conservation easement to encumber the Hollywood Park open space property to regulate and preserve the property.

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

11. Consideration of Resolution 2020-20 approving an application for the 2020 Utah State Parks and Recreation Land and Water Conservation Fund Grant.

Mayor Marshall reported this is the application to allow us to build the splash pad. There is matching money and we have applied for a rec grant that will be used to match. This would be the first splash pad in the County. Councilwoman Allen inquired about the plan to sanitize the water. Mayor Marshall answered that we will discharge the water; we will not store it. He reported that it will not operate continuously, you will have to push a button to start it and it will have a timer. There will be operating hours. Splash pads typically use a lot of water.

Motion: Councilman Hutchins made a motion to approve Resolution 2020-20 approving an application for the 2020 Utah State Parks and Recreation Land and Water Conservation Fund Grant.

Second: Councilwoman Allen seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

12. Consideration of Resolution 2020-21 approving a contract for architectural services for the Public Works Building.

Mayor Marshall stated he was on the scoring committee. Councilman Stice asked about the scores on the fees. Ms. Webb answered that Sherrie Broadbent used a formula from the State Procurement Office to score the fees. Mr. Waltz listed the bids: Jones and Demille's bid was \$73,900, EJ was \$56,500, PC was \$42,000, and Line 29 was \$51,900.

Motion: Councilwoman Sparks made a motion to approve Resolution 2020-21 approving a contract for architectural services for the Public Works Building to P.C. Architects for \$42,000.

Second: Councilman Stice seconded the motion.

Discussion: Councilwoman Allen asked about their other projects. She was provided with the information.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

13. Consideration of Resolution 2020-22 adopting a Municipal Wastewater Planning Program (MWPP) to maintain effluent requirements contained in the Utah Pollutant Discharge Elimination System (UPDES) Permit.

Mayor Marshall explained this is our yearly permit. Councilman Stice stated that he understood this probably more than the others.

Motion: Councilman Stice made a motion to approve Resolution 2020-22 adopting a Municipal Wastewater Planning Program (MWPP) to maintain effluent requirements contained in the Utah Pollutant Discharge Elimination System (UPDES) Permit.

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

14. Mayor and Council Reports.

Mayor Marshall expressed appreciation for the patience everyone had while we tried to have an electronic meeting on Zoom Meetings. He reported on the following meetings and events he attended: a meeting on Code enforcement with Law Enforcement and administration, a meeting on the Spillman Law Enforcement Program, and the Tooele Valley RPO Meeting. He attended a meeting with Lakeview Business Park and NorthPoint Development, the School Board Meeting,

and he was part of the scoring committee for the bids received on the Public Works Building. Mayor Marshall attended a meeting with mayors, commissioners, the Health Department, and the media where a COVID-19 emergency declaration was filed. He also attended a Zoom Meeting with Governor Herbert and Lt. Governor Cox and one with Senator Romney about Coronavirus, COVID-19, and their economic impact. The Mayor and Council discussed the earthquake.

Mayor Marshall announced that he would like to schedule a work meeting on April 15th at 6:00 pm for some of the trainings for the Council.

Councilwoman Allen appreciated the emergency alerts sent out regarding the earthquake this morning. She asked about working on a deal with Soelberg's to supply the City with water if necessary. Mayor Marshall stated we something worked out with the EOC. Councilwoman Allen participated and reported on a meeting with the ULCT Board. People are encouraged to stay in their home community. Councilwoman Allen shared how the City was approved for a grant to master plan Main Street.

Councilman Hutchins was approached by leaders of the baseball clubs about approving a resolution regulating social gatherings. He felt some groups are looking to City leaders for guidance. Mr. Coombs reported that Mayor Marshall signed the emergency proclamation this afternoon.

Councilman Stice felt it was a good thing to use a construction manager for the Public Works Building. They had one when the Mosquito Abatement Building was being built. Councilman Stice shared how well it worked. He was glad to see there were fifteen cars at the drive-up at Casa del Rey. He added that he was so proud of Soelberg's for doing what they are doing. Councilman Stice expressed gratitude for the Public Works, Police Department, and Mayor Marshall for what they have done and are doing this week.

Councilwoman Sparks stated that she was grateful this morning with all of the EOC alerts. She gave kudos to the School District for preparing her children for emergencies with the drills they have regularly. She explained that teachers were asked on Monday to go to an online format but Tooele County has been proactive and innovative to make it happen. Councilwoman Sparks reported within twenty-four (24) to forty-eight (48) hours teachers had all of their content and learning online. They are passing out devices to students that don't have them. Teachers are making packets for students that do not have access. The lunch service provided lunches to 9,592 kids. Councilwoman Sparks expressed frustration over the vandalism that occurred at the Cherry Street Park restroom.

15. Closed Session (Personnel, Real Estate, Imminent Litigation).

The Council did not go into a closed session.

16. Adjourn.

Approved

Motion: Councilwoman Allen made a motion to adjourn. Councilman Rowberry seconded the motion. The meeting was adjourned at 8:14 p.m.